

City OF NEWPORT, KY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
Monday, October 16, 2017
MINUTES

CALL TO ORDER / ROLL CALL

The meeting was called to order by Mayor Peluso at 7:00 p.m. in the Multi-Purpose Room of the Newport Municipal Building at 998 Monmouth Street. The meeting was opened with a moment for silent invocation and the mayor led the Pledge of Allegiance.

In attendance were: Mayor Jerry Peluso, Commissioners Beth Fennell, Thomas Guidugli, Frank Peluso, and Ken Rehtin. Also in attendance were: City Manager Thomas Fromme, Assistant to the City Manager Larissa Sims, City Attorney Dan Braun, Police Chief Tom Collins, Fire Chief Bill Darin, Historic Preservation Officer Scott Clark, Community Liaison Bev Holiday, and City Clerk Amy Able.

PRESENTATIONS, AWARDS & PROCLAMATIONS

A Cannoli Award was presented to **Ms. Barbie Barnes** for the work she and her volunteers have done with the **Live Well Newport** initiative offering exercise programs in Buena Vista Park. It was noted that Fresh Thyme and Fry Defense systems also contributed to the success of these programs.

An update on the **West Side Inventory** was given by Scott Clark, Historic Preservation Officer (see attached). The next step is seeking funding (through grants for the cost estimated at \$8-10,000) to get the National Register Status for the whole area enabling eligibility for tax credits, hopefully by the end of 2018. Mrs. McElwain, who estimates she put in over 500 hours on photography for the inventory, said comments from residents were overwhelmingly positive. Time from volunteers was part of the match for grant funding. Operation Green Lab, sponsored by the National Trust for Historic Preservation, has found the presence of historic properties in Louisville draws a better quality of tenant to the area and landlords interested in such long term tenants buy out others and take advantage of the historic rehabilitation tax credits. The success of the East Row is often held up as an example. Mr. Clark thanked the Board for their support and thanks was expressed to the volunteers.

Mr. Clark announced **Preservation Kentucky recognized Mr. Jim Price** with the Helen Dedman Excellence in Preservation Advocacy award for the return of the stained glass windows in the McIlwain House in Mansion Hill.

Mr. Clark announced the opening of the **Newport History Museum @ the Southgate Street School** on November 8, 2017.

PUBLIC FORUM

Ms. Rose Curtin, a resident of the West Side, asked the Board to talk to the community and to push for a needle exchange.

Mr. Simon Powell, who lives on Park and works in Newport, addressed the Board about the opioid epidemic expressing support for a needle exchange and urging that all available energy should be put into ending the epidemic. He noted it was easy to get the fifteen or so individuals present to attend the meeting at the last minute to support this request. He stated those in attendance would like to set up meetings with members of the Board to discuss details.

A man who identified himself as Bryce from Cincinnati stated the public health crisis doesn't have to

become a crisis of hepatitis and AIDS. A needle exchange can be a good place to learn about rehabilitation options.

Ms. Margo Warminski, a resident of the East Row, commended the City and all involved for the initiative for the grant program for the Buena Vista Survey. She stated grass roots preservation from citizen initiatives led to successful preservation in the East Row, Gateway, and York Street districts.

Mayor Peluso addressed the comments supporting a needle exchange program saying he views it as a reduction in the spread of infectious disease, the issue is on everyone's radar (on the Board of Commissioners), and if any action comes before the Board the public will know. He stated the comments tonight are important and this is a health issue impacting not only Newport but the entire region and working together to address the issue regionally we'll all be better off.

APPROVAL OF MINUTES

Commissioner Peluso made a motion to approve the minutes of the regular meeting on Monday, September 18, 2017, the caucus meeting on October 2, 2017, and the special meetings on October 4 and October 5, 2017. Commissioner Guidugli offered a second to the motion. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

Commissioner Peluso:	Yes	Commissioner Rectin:	Yes	Mayor Peluso:	Yes
Commissioner Guidugli:	Yes	Commissioner Fennell:	Abstain	<u>Motion carried 5-0.</u>	

NEW BUSINESS

The city clerk read **R-2017-061** an order authorizing and directing Mayor Jerry Peluso to execute two **Driveway Easement Agreements** concerning certain lots on East Eleventh Street in the City of Newport, Kentucky. Commissioner Peluso made a motion for approval, Commissioner Guidugli offered a second to the motion. Mr. Fromme explained (this is in the area of) the "old" Eleventh Street, (sometimes referred to as the "brick yards" off Center Street), off of Park Avenue. A road was closed by the right-of-way was not closed so a paper street still exists where East Eleventh goes up to Center Street and turns back into East Eleventh. The "new" road parallels the old Eleventh Street. On the north side of the "new" road there are existing lots that formerly abutted the old right-of-way for (the old) Eleventh Street. However, when the street was moved further south it created a gap where the paper street is and we cannot forfeit those lots. The easement agreement allows them to build a driveway from the "new" road to those lots. This is the best solution in the unique situation as otherwise we would be abandoning the right-of-way. When the street was moved south there was a gap, the best solution, otherwise the City would be abandoning the right-of-way but in this case there is not an adjoining property owner on the other side. The City will not be maintaining a street, they will be private driveways. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

Commissioner Peluso:	Yes	Commissioner Rectin:	Yes	Mayor Peluso:	Yes
Commissioner Guidugli:	Yes	Commissioner Fennell:	Yes	<u>Motion carried 5-0.</u>	

The city clerk read **R-2017-062** an order authorizing and directing the city manager to issue a **purchase order for two police vehicles**, a 2018 Dodge Charger Pursuit AWD and a 2018 Jeep Grand Cherokee Laredo 4x4. Commissioner Guidugli made a motion for approval, Commissioner Fennell offered a second to the motion. Chief Collins stated these vehicles were selected not only for transportation but for critical events of law enforcement which involve moving equipment and larger items and taking property to the KSP lab. They also chose the Chrysler due to reported problems with current Fords. The purchase was budgeted and will come from forfeiture funds. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

Commissioner Guidugli:	Yes	Commissioner Rectin:	Yes	Mayor Peluso:	Yes
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Commissioner Fennell: Yes Commissioner Peluso: Yes

Motion carried 5-0.

COMMENTS FROM THE CITY MANAGER

The developer of the proposed **Skywheel** asked for any final comments from the City Manager before submitting the plans to the Army Corps of Engineers for review.

Asbestos removal will be the next step for the project at the **Fourth Street School**. Expect construction late this year or early in 2018.

COMMENTS FROM THE BOARD OF COMMISSIONERS

Mayor Peluso

- Trick or treat hours will be 6 – 8 p.m. on October 31.

ADJOURNMENT

There being no further business, Commissioner Guidugli made a motion to adjourn the meeting. Commissioner Fennell offered a second to the motion. The vice mayor asked for a roll call vote.

Commissioner Guidugli: Yes

Commissioner Rectin: Yes

Mayor Peluso: Yes

Commissioner Fennell: Yes

Commissioner Peluso: Yes

Motion carried 5-0.

The meeting adjourned at 7:50 p.m.

Date Approved/Signed

Jerry R. Peluso, Mayor

Attest:

Amy B. Able, City Clerk

Newport Buena Vista Subdivision Survey Project

Presented by Scott Clark

October 16, 2017



NEWPORT
KENTUCKY

Survey Development

Goals

Use the survey to complete the development of a National Register Historic District Nomination.

- Creation of a district will promote future investment and economic development within the West End of the city.
- Properties within district will be eligible for Historic Rehabilitation Tax Credits.

Survey Development

Goals

The majority of the historic structures within the West End of the city have not previously been surveyed.

- Determine the Architectural Types, Styles and Age of the properties within the survey boundaries.
- Survey properties within the York Street Local Historic District which were not previously surveyed.

Survey Development

Financing

- The Newport Buena Vista Subdivision Survey Project was made possible by, and financed through, a matching Certified Local Government Grant provided by the Kentucky Heritage Council and the National Park Service.

Survey Boundaries

- North - West 8th
- South - West 12th
- West - Brighton and Lowell
- East - Putnam and York

Boundaries were adjusted to accurately reflect the Buena Vista Neighborhood, while including current and future development sites along KY St. Rt. 9 and the York Street Local Historic District.



Survey Results

Property Use/Function

- 1,313 Total Resources Surveyed
- 1,194 with Structures (majority residential)
- 1,062 Contributing (89%)
- 119 Vacant Parcels (12%)
- 863 Single Family Homes or Rentals
- 78% Resources Functioning as Single or Multi-Family Homes or Rentals

Survey Results

Architectural Themes

Architectural Types	Periods of Construction						Total
	1825-1849	1850-1874	1875-1899	1900-1924	1925-1949	1950-1974	
NKY Townhouse			562	57	1		620
Shotgun			218	52			270
Bungalow				23	1		24
T-Plan			15	10			25
Townhouse (traditional)			34	8			42
I-House	1		11	4			16
Cumberland House		1	3	2			6
Other			74	49	15	5	143
Total	1	1	917	205	17	5	

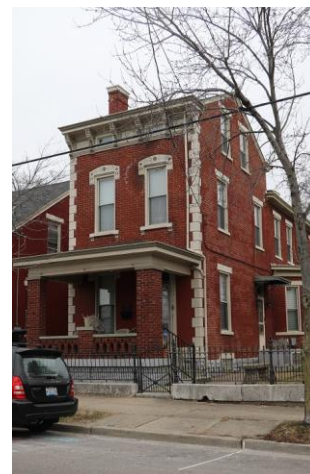
Survey Results

Architectural Types

- Northern Kentucky Townhouse
- Shotgun



922 Columbia



1119 Isabella



426 Hodge



1143 & 1145 Ann

Survey Results

Architectural Style

Italianate - Most Prominent
Architectural Style



1043 Columbia



920 Columbia



215 W. 10th



1020-22 Columbia

Survey Results

Final Conclusions

The dominant Architectural Types, Styles and Period of Constructions represented within the Buena Vista Subdivision Survey Project contributes to a larger contextual theme.

- Represents a major period of development within Newport, and other Northern Kentucky River Cities, due to their economic and population growth within the region during the late 19th and early 20th centuries.
- Supports the District's recommendation to be listed on the National Register of Historic Places and the creation of Local Historic Districts.

Historic Preservation's Impact on Economic Development

- Properties in historic districts appreciate significantly faster than comparable properties not in historic districts
- Increasing demand for historic housing stock contributes to the rise in the median sale price.
- Creation of a vibrant sense of community and neighborhood. “Sense of Place”

Historic Preservation's Impact on Economic Development

Rise in...

- Job Creation/Household Income
- Tax Base/Residential and Business
- Property Values/Housing Costs
- Heritage Tourism
- Community Investment

Historic Preservation's Impact on Economic Development

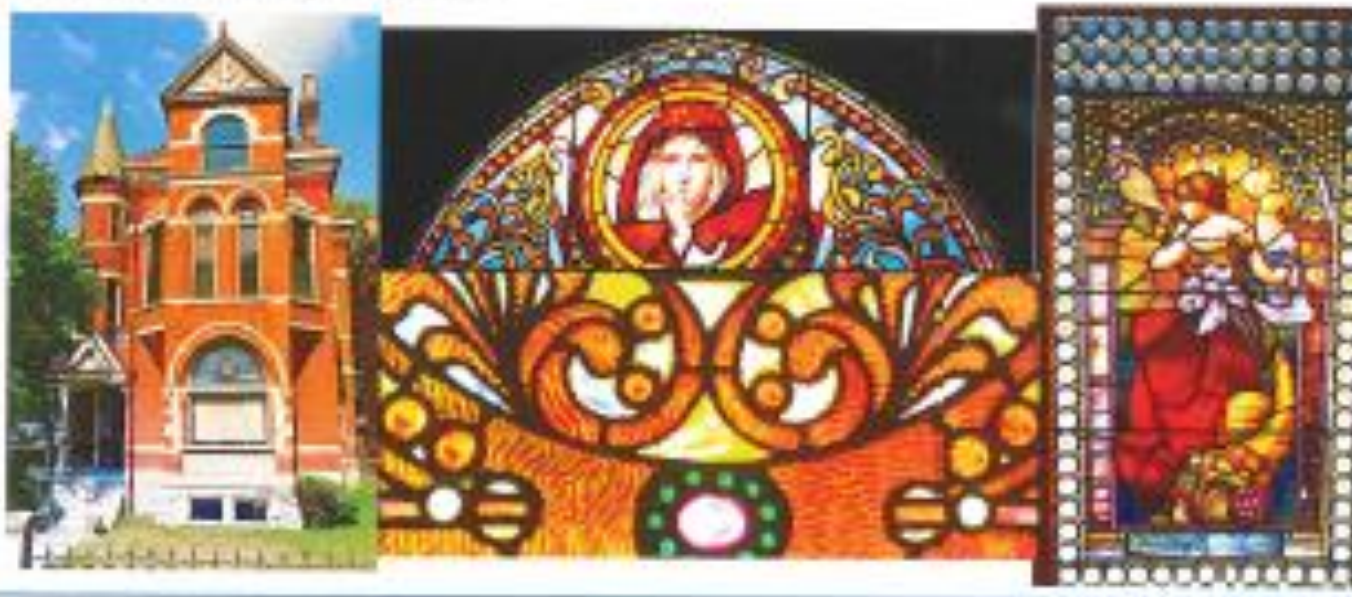
Creates a population base which lives, works, plays and shops within their own community.

“Sense of Place”- the continuously evolving local culture and stylistic presence which creates unique community experiences that can not be replicated.

**Jim Price, Thomas McIlvain House
Mansion Hill Neighborhood, East Row Historic District
Newport, Campbell County**

Helen Dedman Excellence in Preservation Advocacy

For the recovery, retrieval and return of the original, magnificent stained-glass windows and renovation of the ca. 1889 Victorian era McIlvain House in the Mansion Hill Neighborhood of Newport's East Row Historic District.



A decorative graphic on the left side of the slide, consisting of a grid of squares of various sizes, some of which are further subdivided into smaller squares, creating a complex, mosaic-like pattern.

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